

Green Infrastructure Statement:

Minor Development / Homeowner

Site Address: 12 Brecon Road, Pontardawe, Swansea

Proposed Development: Demolish Existing Rear Ground Floor Sub-Standard WC, Utility and Storage and Erect Rear Ground Floor Utility and Bathroom.

Site description: Detached 2 storey property, front garden laid to lawn. Rear garden laid to lawn between low retaining walls, with stepped access to existing detached garage and hard standing. Side gardens laid to lawn. No trees to garden areas. Existing masonry boundary walls to front, rear and both sides, to be retained. Outbuilding to rear/side garden to be demolished.

Surrounding Area description: Application site located in a frontage of similar detached and semi-detached properties, with a vehicle access lane to the rear.

Development Impacts:

The biodiversity impact of the proposed extension will be marginally positive, as the proposed extension will have a significantly smaller 'footprint' than the existing outhouse. Permeable surface paving will be extended from the rear door, to connect with the existing front path. It is planned to have a lawn and planting to the remainder. There are no new trees envisaged.

Biodiversity Enhancements Proposed

A bird box will be located as agreed on site. Permeable surfacing will be utilised to the perimeter of the extension where possible.

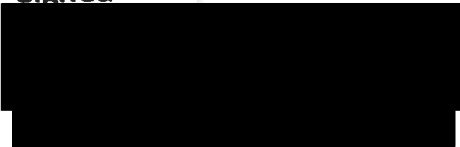
This would create additional connectivity, and nesting habitat.

Conclusion.

It is considered that subject to the above, the proposed development would enhance biodiversity, build resilient ecological networks and deliver net benefits for biodiversity.

Thus ensuring that any adverse environmental effects are avoided/ minimized/ mitigated, compensated.

Signed

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Dated.

11th Feb 2026